



INDUSTRIAL DEVELOPMENT AGENCY

Meeting Minutes Monday, July 25, 2022 Meeting Zoom Meeting

Members Present	Members Excused
Mike Davis, Chairman	Supervisor Dan Marshall
Kelly Mittiga, Vice-Chair (via Zoom)	Deb Brown
Lewis Zulick, Treasurer (via Zoom)	
Don Culeton	Guests Present
Andy Molodetz	Jett Mehta, Indus FSD, LLC
	Alissa Bub, Deputy County Administrator
	Chris Schubert, Canandaigua Air Center
	Dan Miller, Canandaigua Air Center
Staff Present	Martin LaChance, Canandaigua Air Center
Ryan Davis, Executive Director	Kevin Reynolds, Canandaigua Air Center
Michael Wojcik, CFO	Paul Rowe, Canandaigua Air Center
Suzanne Vary, Staff	
Brigitte Larson, Staff	Contract Staff
Bob Mincer, Staff	Ed Russell, Underberg & Kessler
	Barry Carrigan, Nixon Peabody
	Mike Manikowski, Consultant

CALL TO ORDER: Chair Mike Davis called the meeting to order at 5:00 p.m. A quorum was present.

Mike Davis introduced Alissa Bub, the newly appointed Deputy County Administrator. Introductions were made of all Staff and Board Members.

NEW BUSINESS:

Indus FSD, LLC:

Suzanne Vary introduced Jett Mehta, CEO of Indus Hospitality Group. The Company would like to request IDA assistance to renovate an existing hotel, Homewood Suites by Hilton, located in Victor.

Jett Mehta began by informing the Board that Indus Hospitality Group owns and operates more than 70 properties in the Rochester, Finger Lakes and Western New York regions. Properties consist of primarily hotels and restaurants with over 1000 current employees. Jett shared that Indus is a family-owned company that was formed in 1989 and is in its fourth decade of

operation. Jett also highlighted that the Homewood Suites in Victor is the Ontario County's only extended stay property and offers pet friendly apartment style living at an affordable price. The current average stay is between seven and thirty days.

Chris Schubert entered the meeting at 5:10 p.m.

Renovating the existing property will bring new quality accommodations as well as attract new business opportunities to the area. Renovations for the hotel are expected to cost \$5.5 million and will include updates to guestrooms, lobby and public spaces. It will also include exterior improvements such as upgraded outdoor space for guests with a built in kitchen and patio areas.

It was discussed that the Company offers competitive wages in addition to vacation time, medical benefits and retirement options for their employees.

Don Culeton made a motion to authorize a public hearing. Lew Zulick seconded the motion. Unanimously approved. Motion carried.

Jett Mehta exited the meeting at approximately 5:15 p.m.

OLD BUSINESS:

Airport:

Executive Session:

Pursuant to Public Officers Law, Article 7, Section 105F, the Board may enter Executive Session to discuss confidential business matters.

At 5:16 p.m. Andy Molodetz made a motion to enter Executive Session, seconded by Don Culeton.

At 5:55 p.m., guests re-entered the meeting. Andy Molodetz made a motion to exit Executive Session with no action taken, seconded by Don Culeton.

Bob Mincer presented his monthly report. There were no questions.

Lew Zulick made a motion to approve the Airport Update Report as presented. Andy Molodetz seconded the motion. Unanimously approved. Motion carried.

ADMINISTRATION:

June 27, 2022 Minutes:

Mike Davis presented the June 27, 2022 Meeting Minutes for approval.

Kelly Mittiga made a motion to approve the June 27, 2022 minutes with one change to the call to order line to reflect Mike Davis' absence. Lew Zulick seconded the motion. Motion unanimously carried.

Invoices for payment:

Michael Wojcik presented for approval, airport invoices for payment totaling \$55,666.36; Agency invoices totaling \$27,485.58 and total invoices in the amount of \$83,151.94. Bob Mincer clarified the airport related invoices.

Andy Molodetz made a motion to approve the above referenced invoices for payment. Don Culeton seconded the motion. Unanimously approved. Motion carried

Questions on Reports (Cash Update and Financials):

Michael Wojcik presented the Cash Update and Financials to the Board. There were no questions.

Don Culeton made a motion to accept and approve the above mentioned reports as presented.

Lew Zulick seconded the motion. Unanimously approved. Motion carried.

ADJOURNMENT:

Andy Molodetz made a motion to adjourn the IDA meeting at 6:01 p.m. Don Culeton seconded the motion. Motion unanimously approved.

Respectfully submitted,

Brigitte Larson